
CARMEL CITY CODE**CHAPTER 10: ZONING & SUBDIVISIONS****ARTICLE 1: ZONING CODE****CARMEL ZONING ORDINANCE****CHAPTER 24: DEVELOPMENT PLAN AND ARCHITECTURAL DESIGN, EXTERIOR LIGHTING,
LANDSCAPING & SIGNAGE REGULATIONS**

- 24.00 Development Plan and Architectural Design, Exterior Lighting, Landscaping & Signage Regulations.
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- 24.03 Architectural Design, Exterior Lighting, Landscaping & Signage.
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24.00 Development Plan and Architectural Design, Exterior Lighting, Landscaping & Signage Regulations.**24.01 Purpose & Intent.**

Development Plan (DP) and/or Architectural Design, Exterior Lighting, Landscaping & Signage (ADLS) approval by the Commission shall be necessary prior to the establishment of any Use or Building, so cited by the district regulations herein, or the issuance of an Improvement Location Permit for said Use or Building. Development Plan and/or Architectural Design, Exterior Lighting, Landscaping & Signage applications shall generally be considered favorably by the Commission.

24.02 Development Plan.**A. Development Requirements.**

The Commission shall review a Development Plan application to determine if the Development Plan satisfies the development requirements specified herein and in the applicable zoning district. The Commission's review shall include but not be limited to the following items:

1. Compatibility of the development with surrounding land uses.
 - a. Consistency with the policies for the district as set forth in the Comprehensive Plan;
 - b. Surrounding zoning and existing land use;
 - c. Compatibility with existing platted residential uses; and
 - d. Compatibility of proposed project with existing development within the district.
2. Availability and coordination of:
 - a. The means and impact of water supply techniques;
 - b. The means and impact of sanitary sewers;

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- c. On-site and off-site surface and subsurface storm water drainage including drainage calculations; and
 - d. Other on-site and off-site utilities.
 - 3. Management of traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a. The design and location of proposed street and highway access points minimize safety hazards and congestion;
 - b. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development; and
 - c. The entrances, streets, and internal traffic circulation facilities in the Development Plan are compatible with existing and planned streets and adjacent developments.
 - 4. Building setback lines.
 - 5. Building coverage.
 - 6. Building separation.
 - 7. Vehicle circulation.
 - a. Consistency with the policies for the district as set forth in the Thoroughfare Plan;
 - b. Dedication of streets and rights-of-way, and/or reservation of land to be sold to governmental authorities for future development of streets and rights-of-way. In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established by the Thoroughfare Plan, the developer shall dedicate additional width along either one or both sides or such streets of inadequate width so as to bring them up to standards, provided the area to be used for widening is owned by the subdivider or under his control;
 - c. Location and character of streets;
 - d. Access to public streets;
 - e. Driveway and curb cut locations in relation to other sites;
 - f. Location and character of curbs and gutters;
 - g. General vehicular traffic;
 - h. Location and character of vehicle parking facilities;
 - i. Vehicular internal site circulation;
 - 8. Pedestrian and bicycle circulation.
 - a. Consistency with the policies for the district as set forth in the Thoroughfare Plan;
 - b. Location and character of sidewalks, pedestrian trails, and bicycle paths;
 - c. Access to public sidewalks and multi-use paths;
 - d. General pedestrian and bicycle traffic;
 - e. Location and character of bicycle parking and storage facilities;
 - f. Pedestrian and bicycle internal site circulation.
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9. Site landscaping and screening.
10. Height, scale, materials, and style of improvements.
11. Project signage.
12. Recreation space.
13. Exterior lighting.
14. Other requirements considered appropriate by the legislative body:
 - a. Existing site features, including topography and wooded areas;
 - b. Zoning on site;
 - c. Special and general easements for public or private use;
 - d. Protective restrictions and/or covenants.

B. Plan Documentation & Supporting Information.

1. The location and character of the following:
 - a. Existing and proposed principal structures and accessory structures.
 - i. Exterior Elevations, Renderings, Etc. Exterior elevations, renderings depicting the exterior materials to be used, and a list of exterior materials relating to all buildings and other structures proposed in the area subject to Development Plan approval, together with Architectural Design, Exterior Lighting, Landscaping and Signage Plans, shall be submitted to the Commission in order to better define the intent of the proposed development. The architectural design should reflect a unified design which is in character and proper relationship with the surrounding area. Unless required by the Commission, this Section shall not apply to detached, single-family residences.
 - ii. Site Plan.
 - (a) Location of special and general easements for public or private use;
 - (b) Building setback lines;
 - (c) Building coverage;
 - (d) Building separation.
 - b. Utilities.
 - c. Signage.
 - i. Sign Plan. All exterior signage proposed to be located in the development, subject to approval and obtaining of a Sign Permit prior to erection under the requirements of the Sign Ordinance, shall be shown and conformance or nonconformance with said Ordinance shall be so noted.
 - d. Landscaping.
 - i. Landscape Plan. A detailed plan of the existing and proposed landscaping showing location, kind and caliper measurement size of trees, shrubbery and screening materials, as appropriate and required by the Plan Commission.

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2. The nature and intensity of uses in the development.
 3. The condition and size of public thoroughfares and parking, vehicle, and pedestrian facilities.
 - a. Traffic Study. A traffic study to include a comparative analysis of present volumes on streets bordering the development or with a direct bearing on the development versus potential capacity volumes of those streets. Consideration should be made of the effect of the proposed development and the traffic it would engender, particularly at peak periods. A Circulation Plan should be included for all existing and proposed streets, both public and private, which will show recommendations for controlling, signalizing, channelizing, parking, storing and warning both pedestrian and vehicular traffic.
 4. The location and capacity of drainage facilities and sewer systems serving the development.
 - a. Drainage Plan. Detailed drawings and Construction Plans for all elements of the storm water drainage system, including curbs and gutters, storm sewers, open drainage waterways, drain tiles, culverts, retention reservoirs and other necessary appurtenances, shall be included. Among the necessary items of information are locations, grades, sizes, capacity and typical cross-sections of the Drainage Plan elements. A report shall be included concerning:
 - i. Legal drains located in the development or relating to the development,
 - ii. The flooding potential of the development,
 - iii. The design of the storm water system to deal with such flooding potential, and
 - iv. The expected impact of the development's storm water runoff on any receiving stream or downstream property.

Where flood plains as indicated by FP, FF or FW Districts herein, are involved, a statement from the Indiana Natural Resources Commission to the extent it has jurisdiction shall be required with respect to location of floodways and flood plains.
 5. Other information considered appropriate by the legislative body.
 - a. Metes & Bounds Description. An accurate metes and bounds description of the boundary of the tract that is subject to Final Development Plan approval.
 - b. Covenants, Conditions & Restrictions. A list of the covenants, conditions, and restrictions, if any, which will run with the land and affect the use of the property within the area subject to Final Development Plan approval. The approved covenants shall be recorded with the Recorder of Hamilton County, Indiana.
 - c. Erosion Control & Sedimentation Plan. A statement and plan setting forth the method of controlling erosion and sedimentation before, during and following development and construction, e.g., temporary seeding, sediment detention basins, erosion prevention devices and other similar means, that meet the Hamilton County Soil & Water Conservation District guidelines for urban development.
 - d. Lighting Plan. Specifics are required concerning the easements, locations, size, height, type, intensity and illuminance of proposed street and outdoor lighting.
 - e. Service Reports. Service reports or statements, as necessary, may include but
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not be limited to the following sources:

- i. City, County or State highway departments;
 - ii. Indiana Natural Resources Commission;
 - iii. Board of Public Works & Safety;
 - iv. member organizations of the Technical Advisory Committee.
- f. Other Construction Plans. Other specific Construction Plans shall be submitted as necessary detailing information on, but not limited to, streets, lighting, sanitary sewer system, storm water drainage system, curbs and gutters, sidewalks and the related appurtenances. The required information shall include locations, grades, sizes, capacities, typical cross-sections and so forth. These plans shall be drawn by a Registered Land Surveyor or a Professional Engineer licensed to do business in the State of Indiana in accordance with State Statutes.
- g. Construction Timetable. A construction timetable or schedule shall include the approximate timing of completion and/or occupancy of the improvements proposed in the area subject to Development Plan approval.
- h. Deeds of Dedication. Certification of dedication of streets, rights-of-way and other public property to the proper authorities, except so much thereof as are intended to remain private.
- i. Certificate of Commission Approval. Certificate of Approval by the Commission shall be on each and every sheet of the Development Plan.

24.03 Architectural Design, Exterior Lighting, Landscaping and Signage.

A. Development Requirements.

The Commission shall review an Architectural Design, Exterior Lighting, Landscaping and Signage application to determine if the Architectural Design, Exterior Lighting, Landscaping and/or Signage satisfy the development requirements specified herein and in the applicable zoning district. The Commission's review shall include but not be limited to the following items:

- 1. Compatibility of the development with surrounding land uses.
 - a. Consistency with the policies for the district as set forth in the Comprehensive Plan;
 - b. Surrounding zoning and existing land use;
 - c. Compatibility with existing platted residential uses; and
 - d. Compatibility of proposed project with existing development within the district.
- 2. Pedestrian and bicycle circulation.
 - a. Consistency with the policies for the district as set forth in the Thoroughfare Plan;
 - b. Location and character of sidewalks, pedestrian trails, and bicycle paths;
 - c. Access to public sidewalks and multi-use paths;
 - d. General pedestrian and bicycle traffic;
 - e. Location and character of bicycle parking and storage facilities;

- f. Pedestrian and bicycle internal site circulation.
3. Site landscaping and screening.
4. Height, scale, materials, and style of improvements.
5. Project signage.
6. Exterior lighting.
7. Other requirements considered appropriate by the legislative body:
 - a. Existing site features, including topography and wooded areas;
 - b. Zoning on site;
 - c. Special and general easements for public or private use;
 - d. Protective restrictions and/or covenants.

B. Plan Documentation & Supporting Information.

1. The location and character of the following:
 - a. Existing and proposed principal structures and accessory structures.
 - i. Exterior Elevations, Renderings, Etc. Exterior elevations, renderings depicting the exterior materials to be used, and a list of exterior materials relating to all buildings and other structures proposed in the area subject to Architectural Design, Exterior Lighting, Landscaping and Signage approval, together with Plans, shall be submitted to the Commission in order to better define the intent of the proposed development. The architectural design should reflect a unified design which is in character and proper relationship with the surrounding area. Unless required by the Commission, this Section shall not apply to detached, single-family residences.
 - ii. Site Plan.
 - (a) Location of special and general easements for public or private use;
 - (b) Building setback lines;
 - (c) Building coverage;
 - (d) Building separation.
 - b. Utilities.
 - c. Signage.
 - i. Sign Plan. All exterior signage proposed to be located in the development, subject to approval and obtaining of a Sign Permit prior to erection under the requirements of the Sign Ordinance, shall be shown and conformance or nonconformance with said Ordinance shall be so noted.
 - d. Landscaping.
 - i. Landscape Plan. A detailed plan of the existing and proposed landscaping showing location, kind and caliper measurement size of trees, shrubbery and screening materials, as appropriate and required by the Plan Commission.

- e. Exterior Lighting.
 - i. Lighting Plan. Specifics are required concerning the easements, locations, size, height, type, intensity and illuminance of proposed street and outdoor lighting.
2. The nature and intensity of uses in the development.
3. Other information considered appropriate by the legislative body.
 - a. Covenants, Conditions & Restrictions. A list of the covenants, conditions, and restrictions, if any, which will run with the land and affect the use of the property within the area subject to Architectural Design, Exterior Lighting, Landscaping and Signage approval. The approved covenants shall be recorded with the Recorder of Hamilton County, Indiana.
 - b. Other Construction Plans. Other specific Construction Plans shall be submitted as necessary detailing information on, but not limited to, streets, lighting, sanitary sewer system, storm water drainage system, curbs and gutters, sidewalks and the related appurtenances. The required information shall include locations, grades, sizes, capacities, typical cross-sections and so forth. These plans shall be drawn by a Registered Land Surveyor or a Professional Engineer licensed to do business in the State of Indiana in accordance with State Statutes.

24.99 Procedures for Submission and Review.

A. Development Plan.

1. Pre-Application Consultation with the Director.

Applicants shall meet with the Director to review the zoning classification of their site, review the regulatory ordinances and materials, review the procedures and examine the proposed use and development of the property. The Director shall aid and advise the applicant in preparing his application and supporting documents as necessary.

2. Application.

- a. Director. The applicant shall submit to the Director:
 - i. Two (2) copies of the written application form;
 - ii. Two (2) copies of the Existing Features & Site Analysis Plan;
 - iii. Two (2) copies of the Development Plan;
 - iv. As well as two (2) copies of all necessary supporting documents and materials.
- b. Technical Advisory Committee. The applicant shall submit the following to the members of the Technical Advisory Committee (TAC):
 - i. One (1) copy of the written application form;
 - ii. One (1) copy of the Existing Features & Site Analysis Plan;
 - iii. One (1) copy of the Development Plan;
 - iv. As well as one (1) copy of all necessary supporting documents and materials.

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- c. Initial Review of the Application and Supporting Documents and Materials.
 - i. Director. Following the receipt of the written application, Development Plan, and necessary supporting documents and/or materials, the Director shall review the materials for the sole purpose of determining whether the application is complete and in technical compliance with all applicable ordinances, laws and regulations.
 - ii. Technical Advisory Committee. Following the receipt of the written application, Development Plan, and necessary supporting documents and/or materials, the Director shall place the application on the agenda of the Technical Advisory Committee.
 - d. Submittal to the Commission.
 - i. If the materials submitted by the applicant are not complete or do not comply with the necessary legal requirements, the Director shall inform the applicant of the deficiencies in said materials.

Unless and until the Director formally accepts the application as complete and in legal compliance, it shall not be considered as formally filed for the purpose of proceeding to succeeding steps toward approval as hereinafter set forth.
 - ii. If the materials submitted by the applicant are determined to be complete and in compliance, the Director shall forward the materials to the Commission. Within thirty (30) days of the formal acceptance of the Development Plan application, the Director shall formally file the application by:
 - (a) Assigning a docket number;
 - (b) Setting a date and time for a public hearing; and
 - (c) Placing it upon the agenda of the Commission according to the Commission's Rules of Procedure.
 - iii. The applicant shall file for each Commission member a copy of the Existing Features & Site Analysis Plan, the Development Plan, and supporting documents and/or materials pursuant to the Commission's Rules of Procedure.
3. Fees. See *Section 29.06*.
 4. Public Notice. The applicant shall be responsible for the cost and publication of the required published legal notification of the public hearing. The applicant shall also notify all interested parties and property owners as required by the Commission's Rules of Procedure.
 5. Public Hearing by the Commission. The conduct of the public hearing shall be in accordance with the Commission's Rules of Procedure. Following the public hearing, the Development Plan shall be reviewed by the Commission.
 6. Review. The Commission shall review a Development Plan to determine if the Development Plan:
 - a. Is consistent with the Comprehensive Plan; and
 - b. Satisfies the development requirements specified in the Zoning Ordinance.
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7. Approval.

- a. In determining whether approval shall be granted, the Commission shall consider generally if the Development Plan:
 - i. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the District and with adjacent uses;
 - ii. Provides sufficient and well-designed access, parking and loading areas;
 - iii. Provides traffic control and street plan integration with existing and planned public streets and interior access roads;
 - iv. Provides adequately for sanitation, drainage and public utilities; and
 - v. Allocates adequate sites for all uses proposed, the design, character, grade, location and orientation thereof being appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan.
- b. In determining whether approval shall be granted, the Commission may:
 - i. Impose conditions on the approval of a Development Plan if the conditions are reasonably necessary to satisfy the development requirements specified in the Zoning Ordinance for approval of the Development Plan.
 - ii. Provide that approval of a Development Plan is conditioned on the furnishing to the Commission of a bond or written assurance that:
 - (a) Guarantees the timely completion of a proposed public improvement in the proposed development; and
 - (b) Is satisfactory to the Commission.
 - iii. Permit or require the owner of real property to make a written commitment.
- c. Time Limit. An approved Development Plan shall be valid for two (2) years from the date of approval. Upon written application to the Director before the expiration of said approval, and upon good cause shown, the Director may extend the approval for a period not to exceed six (6) months.
- d. If the Development Plan is substantially or materially altered in any way, resubmission to the Commission is required.
- e. If a Development Plan petition is denied, the Commission shall provide the applicant with a written copy of the findings-of-fact, if requested.
- f. and other matters relevant to review.

8. Amendment.

- a. Requirements. See *Section 24.02*.
 - b. Fees. See *Section 29.06*.
 - c. Public Notice. See *§A(4)*.
 - d. Public Hearing. See *§A(5)*.
 - e. Review. See *§A(6)*.
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- f. Approval. See §7 above.
- g. and other matters relevant to review.

B. Architectural Design, Exterior Lighting, Landscaping & Signage.

1. Pre-Application Consultation with the Director.

Applicants shall meet with the Director to review the zoning classification of their site, review the regulatory ordinances and materials, review the procedures and examine the proposed use and development of the property. The Director shall aid and advise the applicant in preparing his application and supporting documents as necessary.

2. Application.

a. Director. The applicant shall submit to the Director:

- i. Two (2) copies of the written application form;
- ii. Two (2) copies of the Existing Features & Site Analysis Plan;
- iii. Two (2) copies of the Exterior Elevations and/or Renderings;
- iv. Two (2) copies of the Lighting Plan;
- v. Two (2) copies of the Landscape Plan;
- vi. Two (2) copies of the Signage Plan;
- vii. As well as two (2) copies of all necessary supporting documents and materials.

b. Technical Advisory Committee. The applicant may be required to submit the following to the members of the Technical Advisory Committee (TAC):

- i. One (1) copy of the written application form;
- ii. One (1) copy of the Existing Features & Site Analysis Plan;
- iii. One (1) copy of the Exterior Elevations and/or Renderings;
- iv. One (1) copy of the Lighting Plan;
- v. One (1) copy of the Landscape Plan;
- vi. One (1) copy of the Signage Plan;
- vii. As well as one (1) copy of all necessary supporting documents and materials.

c. Initial Review of the Application and Supporting Documents and Materials.

- i. Director. Following the receipt of the written application, Plans, and necessary supporting documents and/or materials, the Director shall review the materials for the sole purpose of determining whether the application is complete and in technical compliance with all applicable ordinances, laws and regulations.
- ii. Technical Advisory Committee. Following the receipt of the written application, Plans, and necessary supporting documents and/or materials, the Director shall place the application on the agenda of the Technical Advisory Committee.

d. Submittal to the Commission.

- i. If the materials submitted by the applicant are not complete or do not

comply with the necessary legal requirements, the Director shall inform the applicant of the deficiencies in said materials.

Unless and until the Director formally accepts the application as complete and in legal compliance, it shall not be considered as formally filed for the purpose of proceeding to succeeding steps toward approval as hereinafter set forth.

- ii. If the materials submitted by the applicant are determined to be complete and in compliance, the Director shall forward the materials to the Commission. Within thirty (30) days of the formal acceptance of the Architectural Design, Exterior Lighting, Landscaping and Signage application, the Director shall formally file the application by:
 - (a) Assigning a docket number;
 - (b) Setting a date and time for Commission review; and
 - (c) Placing it upon the agenda of the Commission according to the Commission's Rules of Procedure.
 - iii. The applicant shall file for each Commission member a copy of the Existing Features & Site Analysis Plan, the Plans, and supporting documents and/or materials pursuant to the Commission's Rules of Procedure.
 3. Fees. See *Section 29.06*.
 4. Review. The Commission shall review an ADLS to determine if the ADLS:
 - a. Is consistent with the Comprehensive Plan; and
 - b. Satisfies the development requirements specified in the Zoning Ordinance.
 5. Approval.
 - a. In determining whether approval shall be granted, the Commission shall consider generally if the Architectural Design, Exterior Lighting, Landscaping and Signage:
 - i. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the District and with adjacent uses;
 - ii. Provides sufficient and well-designed access, parking and loading areas; and
 - iii. Allocates adequate sites for all uses proposed, the design, character, grade, location and orientation thereof being appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan.
 - b. In determining whether approval shall be granted, the Commission may:
 - i. Impose conditions on the approval of an Architectural Design, Exterior Lighting, Landscaping and Signage if the conditions are reasonably necessary to satisfy the development requirements specified in the Zoning Ordinance for approval of the Architectural Design, Exterior Lighting, Landscaping and Signage.
 - ii. Permit or require the owner of real property to make a written commitment.

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- c. Time Limit. An approved Architectural Design, Exterior Lighting, Landscaping and Signage shall be valid for two (2) years from the date of approval. Upon written application to the Director before the expiration of said approval, and upon good cause shown, the Director may extend the approval for a period not to exceed six (6) months.
 - d. If the Architectural Design, Exterior Lighting, Landscaping and/or Signage is substantially or materially altered in any way, resubmission to the Commission is required.
 - e. and other matters relevant to review.
 - 6. Amendment.
 - a. Requirements. See *Section 24.03*.
 - b. Fees. See *Section 29.06*.
 - c. Review. See *§A(6)*.
 - d. Approval. See *§7* above.
 - e. and other matters relevant to review.
- C. Appeals.
- 1. Authority. The Commission may hear, review and determine appeals taken from any order, requirements, decision or determination made by a Hearing Officer or Committee authorized to approve the Development Plan or any portion thereof.
 - 2. Filing Deadline. All appeals shall be filed with the Director within thirty (30) days of the action to be appealed.
 - 3. Appeal Procedure.
 - a. Consultation with the Director and Application. Appellants shall meet with the Director in order to examine the nature of the proposed appeal, review the regulatory ordinances and materials, and review the appeal procedures. The Director shall aid the appellant in preparing his application and supporting documents as necessary. The appellant shall then submit two (2) copies of the written application form and all necessary supporting documents and materials.
 - b. Initial Review of the Application and Supporting Documents and Materials by the Director; Submission to the Commission. Following the receipt of the written appeal application and necessary supporting documents and materials by the Director, he shall then review the materials solely for the purpose of determining whether the application is complete, is in technical compliance with all applicable ordinances, laws and regulations and is to be forwarded to the Commission. If the materials submitted by the appellant are not complete, or do not comply with the necessary legal requirements, the Director shall inform the appellant of the deficiencies in his materials. Unless and until the Director formally accepts the appeal application as complete and in legal compliance it shall not be considered as formally filed for the purpose of proceeding to the succeeding steps toward Commission consideration of the appeal as hereinafter set forth. The application is formally filed when it is placed upon the Commission agenda by the Director according to the Commission's Rules of Procedure.
 - c. Public Hearing by the Commission. Once the Director has accepted and filed the appeal application with the Commission, he shall assign a docket number and set a date and time for a public hearing as required by the Rules of
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Procedure of the Commission. The appellant shall be responsible for the cost and publication of the required published legal notification of the public hearing. The appellant shall also notify all interested parties and property owners as required by the Rules of Procedure of the Commission. The conduct of the public hearing shall be in accordance with the Commission's Rules of Procedures.

- d. Approval or Denial of the Appeal by the Commission. Following the public hearing on the appeal, the Commission shall approve, approve with conditions, or deny the appeal. In exercising its powers, the Commission may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed as in its opinion ought to be done on the premises, and to that end shall have all the powers of the Hearing Officer or Committee from whom the appeal is taken. Upon reaching a decision on the appeal request, the Commission shall enter into its records the reasons for its decision and shall provide the appellant with a copy of said reasons, if requested. The Commission shall inform the Director and the appellant of its decision, including all conditions contained as a part thereof. All further actions taken by the appellant or the Director concerning the item that was appealed, including the issuance of Improvement Location Permits, shall be subject to said ruling of the Commission.

4. Stay of Work.

When an appeal from Hearing Officer or Committee has been filed with the Commission, all proceedings and work on the premises upon which the appeal has been filed shall be stayed unless Hearing Officer or Committee from whom the appeal was taken shall certify to the Commission that, by reason of facts stated in the certificate, a stay would cause immediate peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order which may be granted by the Commission or by a court of competent jurisdiction, on notice to Hearing Officer or Committee from whom the appeal is taken and the owner or proprietor of the premises affected and on due cause shown. After the owner, his agent and/or a person or corporation in charge of the work on the premises affected has received notice, the Director shall have full power to order such work discontinued or stayed and to call upon the police power of the City or County to give full force and effect to the order.

**CHAPTER 24: PLANNED DISTRICT REGULATIONS
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	24.02.04
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	Repealed Ch. 24; Adopted as DP/ ADLS Regulations Summer 2004 v1